



Plots at Forest Lakes  
Woolsery, Bideford, Devon EX39 5QZ

Price Guide £125,000

**H**ARDING & CO  
ESTATE AGENTS & VALUERS

**A perfect get away and escape to the beautiful countryside and coast on the north Devon / north Cornwall border.**

**A rare opportunity to purchase a 0.25 acre (approx.) south facing plot to build your own holiday lodge, with planning permission for a 3 bed holiday home 16m x 6.8m (12 months holiday usage, not full residential), in an "idyllic get away from it all", location facing directly onto a lake, with fishing rights included. Water and electric is available to each plot and two parking spaces. The plot is approached over a private road serving other similar properties, some already established in woodland like settings, and others backing onto man made lakes, the perfect setting for a holiday home. The 2022 service charge is £1400.00 plus VAT, linked annually to RPI. FREEHOLD (Lodge not included). Sewerage annual charges for 2022 £962.67- linked to RPI. The standing water charge for 2022 is £54.60 plus consumed water via the private meter installed at the lodge (this is charged at the same cubic meter rate that SWW supply the water to the site).**

### **Location**

**The plot is in a prime location at Forest Lakes, a secluded countryside site of approximately 50 acres which is rich in young woodland, flora and fauna. It is quite common to see roe and red deer, hares, young foxes, bats, buzzards, tawny owls, barn owls, ducks, pheasants, many species of garden birds, frogs, toads, rare butterflies and dragon flies.**

**Forest Lakes is a most peaceful and special location ideal as a real get away and retreat from the pressures of every day life.**

**Surrounding Forest Lakes are rich woodland copses, farmland and 30 acres of Culm grassland managed by the Devon Wildlife Trust.**

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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



